

TRANSFER
TAX
PAID

39-240

RELEASE DEED

015620

Northeast Bank, F.S.B., successor by merger to Cushnoc Bank and Trust Company, a corporation organized under the laws of the United States of America with a place of business in Auburn, County of Androscoggin and State of Maine, for consideration paid, releases to Gerald L. Vigue, of Waterville (P.O. Box 168), County of Kennebec and State of Maine, certain real property situated in ~~Waterville~~, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the mortgage deed of Harrison F. Aldrich, Jr. dated August 12, 1993 and recorded in the Kennebec Registry of Deeds in Vol. 4464, Page 111. The Grantor foreclosed said mortgage deed in an action commenced in the Superior Court for Kennebec County sub nom. Northeast Bank, F.S.B. vs. Harrison F. Aldrich, Jr., Docket No. RE-98-68, and pursuant to an Order and Judgment of Foreclosure entered by the said Court dated November 24, 1998. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action and in and to the above property pursuant to 14 M.R.S.A. § 6323.

In witness whereof, Northeast Bank, F.S.B. has caused this instrument to be executed by Carol A. White, Its Asst. Vice President duly authorized this 10th day of May, 1998.

Witness:

NORTHEAST BANK, F.S.B.
successor by merger to
CUSHNOC BANK AND TRUST COMPANY

Carol A. White

By: Carol A. White
Carol A. White
Its Asst. Vice President

State of Maine
Androscoggin, ss.

May 15, 1999

Personally appeared the above-named Carol A. White, Asst. Vice President of Northeast Bank, F.S.B., and acknowledged the foregoing instrument by her signed to be her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Louann A. Caswell
Notary Public



LOUANN A. CASWELL
Notary Public, Maine
My Commission Expires April 18, 2004

39-240

Exhibit A

A certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:

North by Gray Street, east by land now or formerly of Lucie Letourneau; south by land now or formerly of Lena Landry estate, west by land now or formerly of Ludge, Cuite.

Being the same premises conveyed to Irene B. Theriault and Paul E. Theriault by Warranty Deed of Adelard Loubier dated May 31, 1945, recorded in Kennebec County Registry of Deeds, Book 822, Page 584. Irene B. Theriault conveyed her partial interest to in the above premises to F. Harold Dubord, Trustee, 2/1/46, recorded in said Registry. F. Harold Dubord, Trustee, conveyed the same interest to Paul E. Theriault by deed dated March 16, 1946, recorded in said Registry in Book 824, Page 588.

Also another lot or parcel of land situate in said Waterville and located in the rear of land now or formerly of Paul E. Theriault and bounded and described as follows, to wit:

Beginning at Paul E. Theriault's southeasterly corner of land at 10 Gray Street; thence S 47°-15' W and a continuation of his southeasterly line, a distance of twenty-seven (27') feet to an iron pin; thence N 42°-52' W and parallel to said Theriault's southwesterly line, a distance of sixty-three and five tenths (63.5') feet, more or less, to a fence located in the northerly line of land now or formerly of Sam Pachowsky; thence S 50°-08' E, along said fence a distance of twenty-seven and two tenths (27.2') feet to the northwest corner of said land now or formerly of Sam Pachowsky; thence 43°-52' E along the east line of land now or formerly of said Pachowsky, a distance of twenty (20') feet to the southwest corner of said land of Paul E. Theriault; thence continuing in the same straight line, S 43°-52' E along said Theriault's westerly line a distance of forty-one (41') feet, to the point begun at.

Being the same premises conveyed to Paul E. Theriault by quit-claim deed of Saul Pachowsky dated June 21, 1957, recorded in said Registry, Book 1083, Page 275.

Meaning and intending to be the same premises conveyed to Juliette T. Cyr and Lorraine M. Quirion by Deed of Distribution by Personal Representative dated September 30, 1987 and recorded in Kennebec County Registry of Deeds, October 29, 1987 Book 3257, Page 302.

[Being the same premises described in the mortgage deed of Harrison F. Aldrich, Jr. to Cushnoc Bank And Trust Company dated August 12, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4464, Page 111.]

RECEIVED REGISTER OF DEEDS

1993 JUN -3 PM 2:43

ATTEST: *Loraine B. Mann*
REGISTER OF DEEDS